

CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

AGENDA

Tuesday, August 19, 2014 at 7:00 p.m.
Second Floor Meeting Room, 344 Broadway, Cambridge, Massachusetts

GENERAL BUSINESS

Update, Brian Murphy, Assistant City Manager for Community Development

Adoption of the Meeting Transcript(s)

Board of Zoning Appeal Cases

PUBLIC HEARINGS

7:00 p.m. PB#292 – 88 CambridgePark Drive (formerly known as 180R) and amendments to the existing Special Permits for PB#26 - 125 CambridgePark Drive and PB#47 - 150 CambridgePark Drive to permit the construction of a new residential building. The proponent requests special permits pursuant to Section 20.63.7 – divergence from the Parkway Overlay District standards; Section 20.70 – construction in the Flood Plain Overlay District; Section 20.95.1 – increase of the base Floor Area Ratio; Section 20.95 – increase of maximum height; Section 20.95.34 – reduction of applicable front, side and rear yard requirements; Section 20.97.2 – permit pooled parking between the Site and 100, 125 and 150 CambridgePark Drive; Section 20.97.3 and (Section 5.25.42) to exclude the on grade parking facilities and Parking Structure from the applicable Floor Area Ratio limitations; Section 6.35 – reduction of required parking to permit the shared parking arrangements; Section 6.43.6 to – permit a common driveway located on 130 CambridgePark Drive, 150 CambridgePark Drive and 180R CambridgePark Drive; Section 6.44.1 – to permit on grade open parking spaces and driveways within 5 feet of the side and rear property lines, Section 19.20 –Project Review Special Permit. McKinnon Company on behalf of BRE/CPD LLC, for the property owner.

8:30 p.m. Major Amendment to Special Permit PB#179, to amend the existing special permit for the area known as North Point in the PUD-6 District generally located at East Street and NorthPoint Boulevard and also on First Street. The major amendments requested are (1) Parking revisions, including creating a shared parking district for NorthPoint; reducing parking ratios based on actual need; and allowing retail parking at a ratio of .5 spaces per 1,000 square feet; (2) Increasing the amount of retail the Applicant may build from a maximum of 150,000 square feet to a maximum of 300,000 square feet. The increased retail square footage would be offset by a corresponding reduction in other commercial square footage; and (3) allowing up to 50,000 square feet of grocery store, as part of the total retail area of up to 300,000 square feet. No changes are proposed to the total permitted gross floor area; or to the gross floor allocation of uses between residential and non-residential uses for the entire project or within the phases of development. This is the first of two public hearings required by Section 12.34 Planned Unit Development. Application is by CJUF III NorthPoint, LLC.

GENERAL BUSINESS

Volpe Update rescheduled for September 2, 2014 PB#269 – 603 Concord Avenue, penthouse design review

General Business items may be taken out of the order in which they appear on the agenda above. Times for General Business items are approximate. Public comments are taken only during a Public Hearing. During the discussion and deliberation on General Business items, the Planning Board does not solicit public comment. The City of Cambridge will provide reasonable accommodations to people with disabilities upon request. Please make requests for alternative formats at least two weeks in advance by contacting the Planning Board staff listed below. For further information concerning this agenda, please contact Liza Paden, Planning Board staff, at 617 349 4647, lpaden@cambridgema.gov. Applications and Petitions are online at www.cambridgema.gov/cdd.